



Legislation Details (With Text)

File #:	21-601	Name:	
Type:	Staff Report	Status:	Public Hearing
File created:	7/20/2021	In control:	Planning Commission
On agenda:	8/5/2021	Final action:	
Title:	Report regarding consideration of a Use Permit request to allow an Indoor Sports and Recreation Facility at 1 South Linden Avenue in the Mixed Industrial (MI) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC). (Stephanie Skangos, Associate Planner)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Attachment 1 - Draft Findings and Conditions of Approval.pdf, 2. Attachment 2 - Project Narrative.pdf, 3. Attachment 3 - Project Plans.pdf		

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Report regarding consideration of a Use Permit request to allow an Indoor Sports and Recreation Facility at 1 South Linden Avenue in the Mixed Industrial (MI) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC). (*Stephanie Skangos, Associate Planner*)

RECOMMENDATION

Staff recommends that the Planning Commission determine that the proposed project to operate a new Indoor Sports and Recreation Facility at 1 S. Linden Avenue is categorically exempt under the provisions of the California Environmental Quality Act (CEQA), Class 1, Section 15301, Existing Facilities, and approve a Use Permit (UP21-0004) based on the attached Findings and subject to the attached Conditions of Approval.

BACKGROUND/DISCUSSION

The project site consists of two buildings (1 and 5 South Linden Avenue), totaling approximately 51,000 square feet, that were constructed in 1958 and were subsequently converted to a multi-tenant office/warehouse. An existing at-grade parking lot containing 148 parking spaces serves the complex. The site is adjacent to townhome style dwellings to the north on Village Way, other light industrial and commercial uses on Linden Ave to the south, and the Caltrain main line immediately to the east.

The applicant proposes to establish a new mixed martial arts training center within 1 South Linden Ave, Suite #7, which is a 6,000 square foot tenant space. Hours of operation are proposed from 10 AM to 2 PM Monday through Saturday and 4 PM to 9 PM Monday through Friday. Daytime hours will consist of private and small group training, while evening hours will consist of three hour-long classes. All activities will be conducted indoors. A total of three employees will be on-site at any time. A complete description of the intended use, number of patrons and hours of operation is attached in the applicant's written narrative (see Attachment 2). The proposed project includes reconfiguring a portion of the interior floor space. No exterior building modifications are anticipated, other than the addition of signage for the business name to an existing monument sign located at the entrance to the project site and possibly a new wall sign at the tenant location. Separate permits for the signage will be required.

ZONING CONSISTENCY ANALYSIS***Proposed Use***

The project site is located in the Mixed Industrial (MI) Zoning District. Per South San Francisco Municipal Code (SSFMC) Chapter 20.620 (Use Classifications), the proposed mixed martial arts training center use is classified as Indoor Sports and Recreation. Pursuant to SSFMC Section 20.110.002 (Land Use Regulations-Employment Districts), Indoor Sports and Recreation uses are allowed in the MI Zoning District subject to approval of a use permit.

Parking Requirements

SSFMC Section 20.330.004 (Required Parking Spaces) contains parking requirements for respective land use classifications. The parking requirement for Indoor Sports and Recreation uses are not specifically called out. Section 20.330.004 mandates that the parking requirement for any use not listed in SSFMC Table 20.330.004 shall be determined by the Chief Planner based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand. It has been determined by precedent by the Chief Planner that the parking requirement for Indoor Sport and Recreation uses be calculated using the following ratios: one parking space for every two students and one parking space per every employee or instructor, both based on the maximum number at any given time.

The applicant's proposal includes a maximum of 24 patrons, two instructors and one employee at any given time. This results in a total parking requirement of 15 parking spaces for the proposed use. As part of the applicant's lease agreement for the tenant space, a total of 15 parking spaces will be reserved specifically for the tenant space.

The project site currently has an at-grade parking lot containing 148 parking spaces. As shown in the table below, the other 10 tenants have a parking requirement totaling 111 spaces, and, therefore, there are 37 remaining parking spaces. As discussed above, the proposed use has a parking requirement of only 15 parking spaces. The existing remaining spaces more than cover this requirement, as well as any potential overflow caused by the proposed use or any existing uses.

Table 1. Existing Parking Requirements for Project Site (Excluding 1 S Linden Ave #7)

Unit	Use	Total SF	Office SF (1:300)	WH SF (1: 300)	Food Prep SF (1:1500)	MANU SF (1:2000)	Other SF	Parking Req'd
<i>1 S Linden</i>								
#1	Dance Studio	6,317	-	-	-	-	6,317	30
#2-4	Clinic	10,250	10,250	-	-	-	-	34
#5	Wholesale/Food Pre	3,400	1,880	-	1,520	-	-	7
#6	Contractor	4,320	1,792	2,528	-	-	-	7
<i>5 S Linden</i>								
#1	Custom Manufactur	2,650	128	-	-	2,422	-	2
#2	Contractor	1,500	1,500	-	-	-	-	5
#3	Warehouse	3,446	596	2,850	-	-	-	3
#4	Custom Manufactur	4,200	1,643	-	-	2,557	-	7
#5	Warehouse	2,996	407	2,589	-	-	-	3
#6	Wholesale	5,948	3,346	2,602	-	-	-	13

	Total Parking Required	111
--	-------------------------------	------------

GENERAL PLAN CONSISTENCY ANALYSIS

The proposed project is consistent with the City's General Plan, which designates the site as Grand Mixed Industrial (MI). This land use designation promotes a broad range of manufacturing, warehousing, storage and distribution and service commercial use, including commercial recreation uses.

ENVIRONMENTAL REVIEW

The proposed project has been determined to be categorically exempt under the provisions of CEQA, Class 1, Section 15301, Existing Facilities. The project site is an existing developed property surrounded by existing commercial buildings. The proposal includes a change in use and minor interior modifications to the tenant space. No exterior modifications are proposed. Thus, the exemption under section 15301 applies.

CONCLUSION

The project, as conditioned, is compliant with the City's Municipal Code, General Plan, Zoning Development Standards and Design Criteria. Therefore, staff recommends that the Planning Commission determine that the proposed Use Permit (UP21-0004) to operate a new Indoor Sports and Recreation Facility at 1 S. Linden Avenue is categorically exempt under the provisions of the California Environmental Quality Act (CEQA), Class 1, Section 15301, Existing Facilities, and approve the Use Permit based on the attached Draft Findings and subject to the attached Draft Conditions of Approval.

Attachments:

1. Draft Findings and Conditions of Approval
2. Project Narrative
3. Project Plans